

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Waiver of Design Standards #02006

DATE: April 17,2002

PROPOSAL: Waive street trees, sidewalk and paving on West Benton, west of Morgan Street.

CONCLUSION: This portion of W. Benton St. only serves a L.E.S. substation and one house. Public Works supports the waivers.

RECOMMENDATION

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 7, Block 1, Dolezal 2nd Addition

LOCATION: West Benton Street and Morgan Street

APPLICANT: Lyle Loth
ESP
601 Old Cheney Rd. Suite A
Lincoln, NE 68512
(402) 421-2500

OWNER: Donald D. & Joann M. Dolezal
400 W. Benton St.
Lincoln, NE 68521

CONTACT: Same as Applicant

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Single family residential

SURROUNDING LAND USE AND ZONING:

North: R-3 Residential, Single Family and two-family residential

South: R-3 Residential, Mobile Home Court with Special Permit

East: R-3 Residential, Single-family and two-family residential

West: R-3 Residential, Undeveloped, L.E.S. substation, Interstate 80

HISTORY:

- February 20, 2002 Planning Commission approved Final Plat No.98006, Dolezal 2nd Addition. This plat approved 13 residential lots.
- March 22, 2000 Dolezal 1st Addition Administrative Final Plat No. 00013 to develop five lots on the north side of West Benton St. was submitted. This administrative final plat has not been approved. The plat cannot be approved until the paving of West Benton St. is connected to existing paving at either Morton St. or North 1st St.
- Sept. 27, 1999 City Council approved Street Vacation No. 97021 to vacate Morgan St. north of West Benton St. The purpose of the street vacation was to relocate Morgan St. to the east. An attempt was made to vacate W. Benton St. west of Morgan St. at the same time. The abutting property owner to the south was not agreeable to the requested street vacation. Therefore, the street vacation of W. Benton St. never proceeded.
- Oct. 22, 1997 Planning Commission approved Final Plat No. 97030, Dolezal Addition. This plat approved 24 residential lots.
- Sept. 9, 1996 City Council approved Preliminary Plat No. 96010, Dolezal Addition.
- Sept. 5, 1972 City Council approved Special Permit 614, for a mobile home court. The mobile home court is located south of West Benton St.

This area was converted from A-2 Single Family Dwelling to R-3 Residential in the 1979 Zoning Update.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan specifies this area as Urban residential.

TRAFFIC ANALYSIS: West Benton Street is a gravel road west of N. 1st Street. Morgan St. is platted but not built abutting Lot 7, Dolezal 2nd Addition.

ANALYSIS:

1. This request is to waive the Subdivision requirements for sidewalks(Sec. 26.23.095), street paving(Sec. 26.23.100) and street trees(Sec.26.27.090) on W. Benton St. west of Morgan St., in relation to Dolezal 2nd Addition final plat.

2. This portion of W. Benton St. serves as access to a L.E.S. substation and one residential dwelling. The existing house is the owner's house.
3. Public Works supports the waivers.
4. The granting of the waivers will only affect Lot 7 and the L.E.S. substation.
5. The staff report for Final Plat No. 98006, Dolezal 2nd Addition, stated in the analysis that a waiver of design standards for street paving, sidewalks and street trees on West Benton St. west of Morgan St. would be submitted.
6. In the event that Lot 7 is subdivided at a future date, the requirements of the subdivision ordinance would apply.

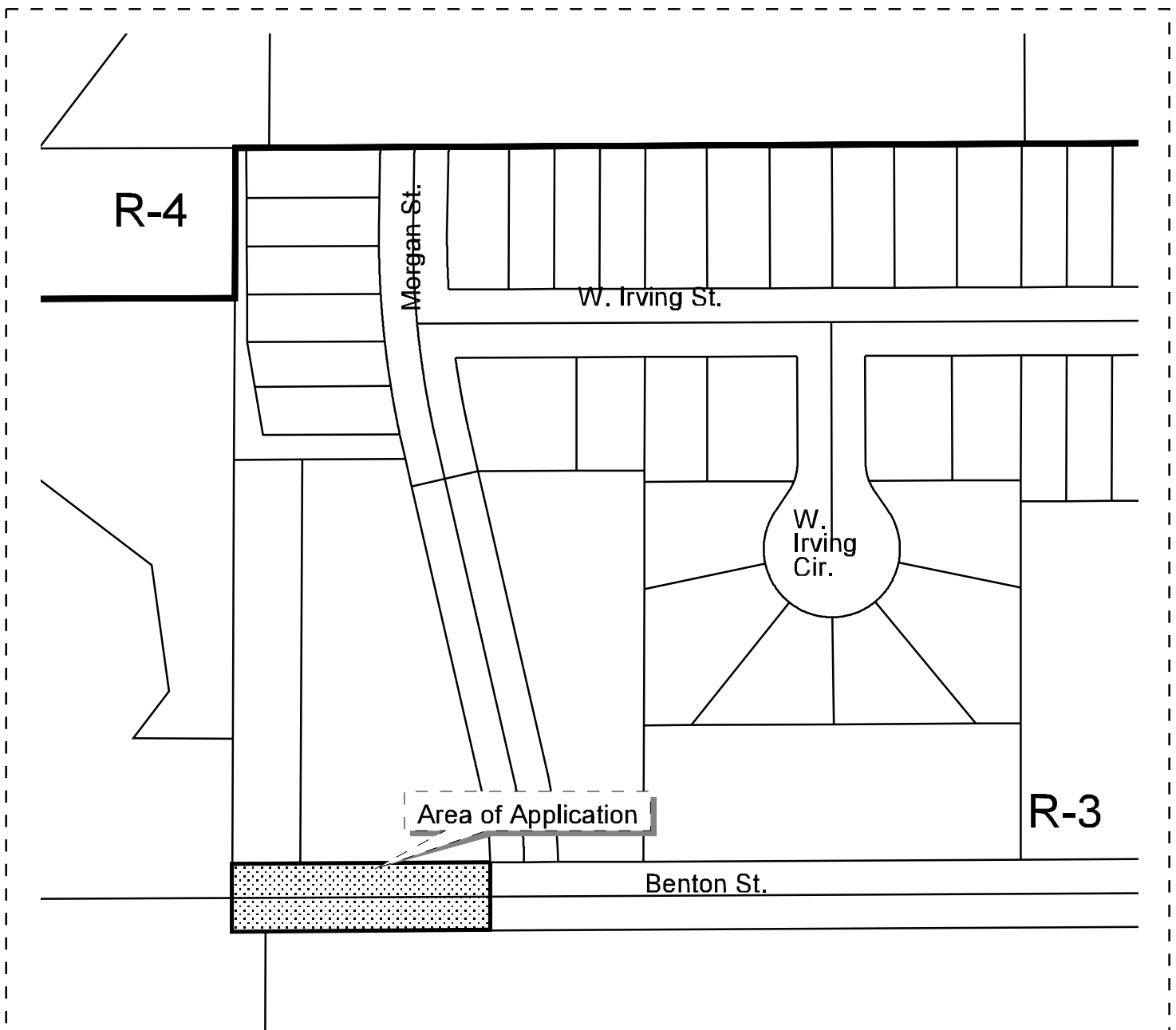
Prepared by:

Tom Cajka
Planner



Waiver of Design Standards #02006
W. Benton & Morgan St.



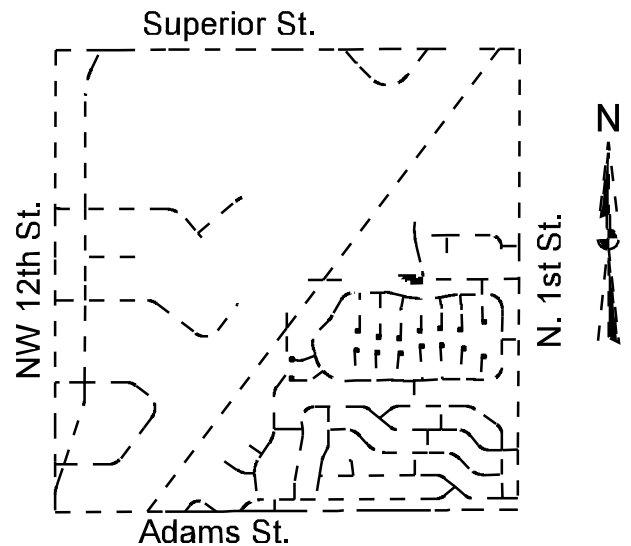
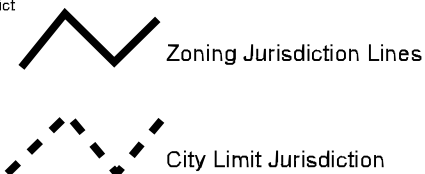


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Zoning:

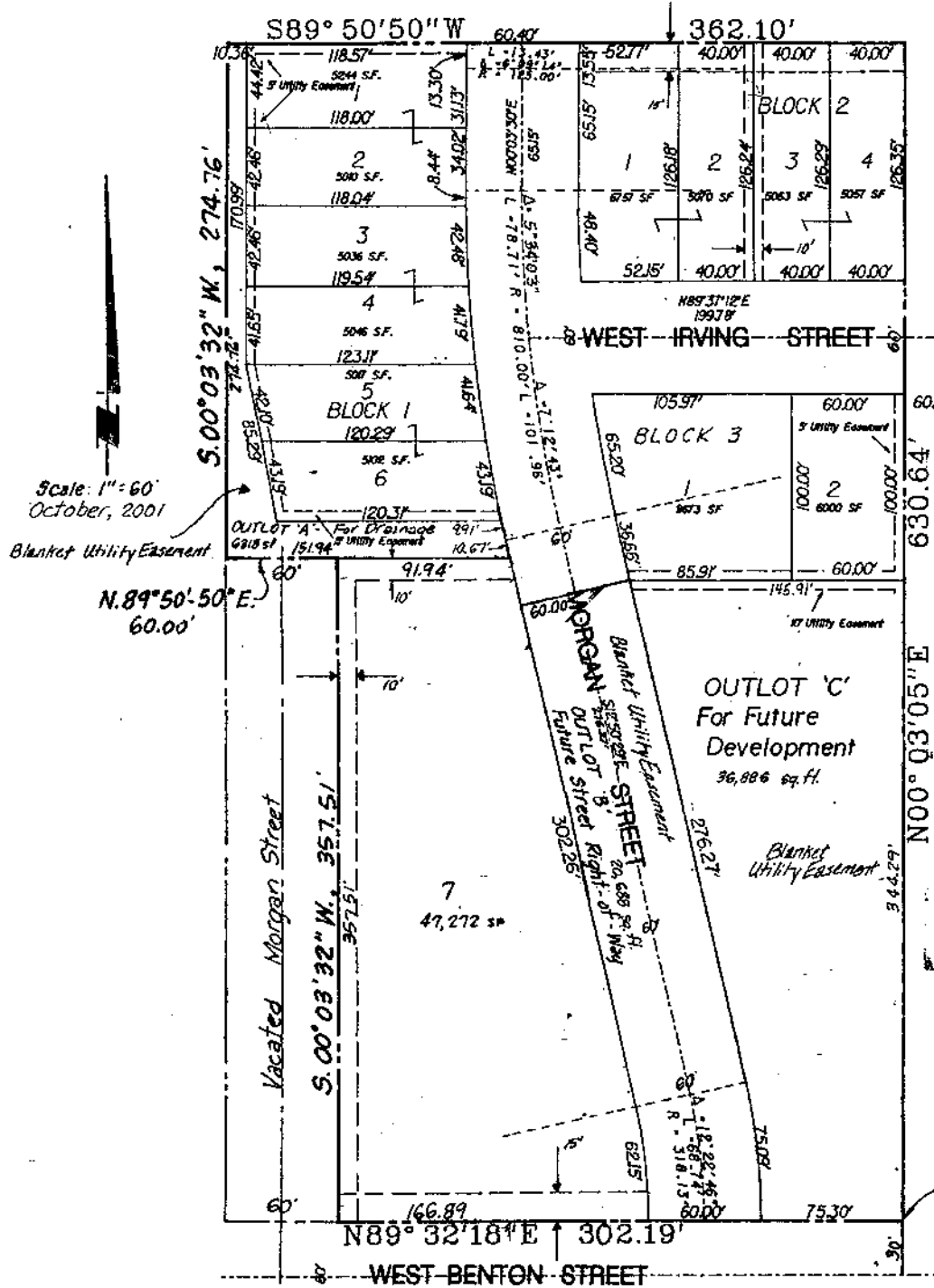
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 10 T10N R6E



DOLEZAL 2nd ADDITION

A Final Plat of 12 Lots And 4 Outlots



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W. Benton & Morgan St.



North